

178.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

630,300 /

630,300

USE VALUE:

630,300 /

630,300

ASSESSED:

630,300 /

630,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		DOW AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	WALSH MICHAEL & ALICE	
Owner 2:		
Owner 3:		

Street 1: 70 DOW AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Aluminum Exterior and 1238 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.06	7									409,501						409,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5500.000	217,100	3,700	409,500	630,300		120513
							GIS Ref
							GIS Ref
							Insp Date
							07/31/18

Total Card	0.126	217,100	3,700	409,500	630,300	Entered Lot Size
Total Parcel	0.126	217,100	3,700	409,500	630,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	508.96	/Parcel: 508.9	Land Unit Type:

Parcel ID 178.0-0004-0003.0

!13979!

USER DEFINED

Prior Id # 1:	120513
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:51:59
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
	11304-127	1/1/1901	Family
			No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2018		MEAS&NOTICE						CC Chris C
12/1/2008		Meas/Inspect						345 PATRIOT
1/4/2000		Mailer Sent						
12/28/1999		Measured						163 PATRIOT

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Meas/Inspect	345	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/Ha: 0.12626

Total SF/SM: 5500

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 409,501

Spl Credit

Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021



EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH									
Type:	6 - Colonial		Full Bath:	1	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:			Rating:														
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																	
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average															
Prime Wall:	3 - Aluminum		A HBth:	Rating:																	
Sec Wall:			OthrFix:	Rating:																	
Roof Struct:	1 - Gable		OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average															
Color:	WHITE		A Kits:	Rating:																	
View / Desir:			Fpl:	1	Rating:	Average															
GENERAL INFORMATION						WSFlue:	Rating:														
Grade:	C - Average		CONDOS INFORMATION																		
Year Blt:	1923	Eff Yr Blt:	Location:																		
Alt LUC:			Total Units:																		
Jurisdct:			Floor:																		
Const Mod:							% Own:														
Lump Sum Adj:							Name:														
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN						
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL							
Prim Int Wall:	2 - Plaster		Functional:				Interior:				1	7	4								
Sec Int Wall:			Economic:				Additions:														
Partition:	T - Typical		Special:				Kitchen:														
Prim Floors:	3 - Hardwood		Override:				Baths:														
Sec Floors:			Total:	31	%	Plumbing:															
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	125.00			Electric:														
Subfloor:			Size Adj.:	1.35000002			Heating:														
Bsmnt Gar:			Const Adj.:	0.98000199			General:														
Electric:	3 - Typical		Adj \$ / SQ:	165.375			Totals														
Insulation:	2 - Typical		Other Features:	75000			1	7	4												
Int vs Ext:	S		Grade Factor:	1.00																	
Heat Fuel:	1 - Oil		NBHD Inf:	1.00000000																	
Heat Type:	5 - Steam		NBHD Mod:																		
# Heat Sys:	1	% AC:	LUC Factor:	1.00																	
% Heated:	100		Adj Total:	314678																	
Solar HW:	NO	Central Vac:	Depreciation:	97550			Juris. Factor:				Before Depr:	165.38									
% Com Wall:		% Sprinkled:	Deprecated Total:	217128			Special Features:	0			Val/Su Net:	107.16									
							Final Total:	217100			Val/Su SzAd:	188.45									
MOBILE HOME						Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS						PARCEL ID 178.0-0004-0003.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y		113X19	A	AV	1923	25.12	T	40	101			3,700		3,700				
More: N						Total Yard Items:			3,700			Total Special Features:						Total:	3,700		
AssessPro Patriot Properties, Inc																					